

RUTHERFORD COUNTY
REGIONAL PLANNING COMMISSION
615-898-7730

ZONING REGULATIONS FOR
ACCESSORY STRUCTURES

1. Maximum allowed size of all accessory structures is based on acreage of parcel.

Size of parcel	Total combined square footage for all detached accessory structures
1 acre or less	1,200 sq ft
1.01 to 4.99 acres	1,800 sq ft
5 acres or more	2,500 sq ft

2. All detached accessory structures must be located in side or rear yards. They must be set back a minimum of 5 feet from side and rear property lines. Corner lots have two front yards requiring 40 foot setbacks.
3. Maximum lot coverage in residential districts (including primary structure and all accessory structures) shall not exceed 20% of the total square footage of the lot.
4. No accessory structure shall exceed 35 feet in height.
5. No accessory structure is allowed in the vision triangle.
6. Square footage measurement of an accessory structure shall include the entire structure, including any expandable areas accessed by a formal staircase (e.g. bonus rooms on a second floor), finished or unfinished.
7. Accessory structures must be set back a minimum of ten feet from the septic tank and the septic field line areas.
8. Accessory structures must not encroach into any drainage easements.
9. No accessory structure can be approved before the principal structure is built.
10. Restrictive covenants/ deed restrictions may differ from the regulations stated above. The applicant is responsible for knowledge of these covenants/restrictions.

I have read, understand, and will comply with the zoning requirements governing the use and placement of accessory structures on a lot.

Applicant

Date

For Office Use Only

Maximum Accessory Structure Size Spreadsheet printed and attached to file copy. _____ (Initial)

_____ Maximum Garage Size from Spreadsheet equal to or less than 5% allowance if necessary.